



ORDINANCE NUMBER 2292

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AS HERETOFORE AMENDED; SO AS TO GRANT A SPECIFIC USE PERMIT FOR AN ASSISTED LIVING FACILITY ON A 4 ACRE TRACT OF LAND LOCATED APPROXIMATELY 620 FEET SOUTH OF LONGMEADE DRIVE ON THE WEST SIDE OF WEBB CHAPEL ROAD AND WITHIN THE OFFICE (O) ZONING DISTRICT; PROVIDING FOR CONDITIONS OF OPERATION; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); PROVIDING FOR INJUNCTIVE RELIEF; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Farmers Branch and the governing body of the City of Farmers Branch, in compliance with the Charter of the City of Farmers Branch, and the State Law with reference to amending the Zoning Ordinance Regulations have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally, the governing body of the City of Farmers Branch is of the opinion that a change in such zoning should be made.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Farmers Branch, Texas, be, and the same is hereby amended, by amending the Zoning Map of the City of Farmers Branch so as to grant a Specific Use Permit for an assisted living facility on a 4 acre tract located approximately 620 feet south of Longmeade Drive on the west side of Webb Chapel Road. within the Office (O) zoning district. Said tract being more specifically defined on Exhibit "A".

SECTION 2. That the above described property shall be used only in the manner and for the purpose provided by the Comprehensive Zoning Ordinance of the City of Farmers Branch as herein amended and by the granting of a specific use permit for an assisted living facility.

SECTION 3. That the assisted living facility shall be constructed and specifically located in accordance with the approved site plan attached as Exhibit "B" and subject to all conditions stated herein.

SECTION 4. That the scope of the approved use be limited strictly to an "assisted living facility" in which no residents are bedfast and further, that conversion of the facility to a nursing home or similar use shall require formal amendment of the specific use permit in accordance with the requirements of the Comprehensive Zoning Ordinance.

SECTION 5. That should the Zoning Board of Adjustment not approve the proposed location of the freestanding sign and associated fence within the required front yard, these structures shall be relocated in full compliance with the requirements of the Comprehensive Zoning Ordinance and Code of Ordinances subject to City Staff approval.

SECTION 6. That should either of the abutting church properties to the north and south that is presently zoned for single family residential uses be redeveloped as such, a six-foot tall masonry wall shall then be installed on-site by the property owner as so required by the Comprehensive Zoning Ordinance.

SECTION 7. That no mechanical equipment of any type shall be installed on-site west of the main building and the location of freestanding mechanical equipment anywhere else on-site shall be located so as to minimize noise intrusion relative to neighboring residential properties and subject to staff approval.

SECTION 8. That prior to the issuance of a Certificate of Occupancy, eight trees of a variety subject to Staff approval and having a minimum caliper of 2 inches, shall be planted along the west face of the building and spaced approximately 30 feet on center.

SECTION 9. That prior to issuance of a Certificate of Occupancy the owner shall install an automatic irrigation system and plant a row of photinia shrubs; the size, number, and specific location to be approved by the City Staff; in the easement along the west side of the retaining/screening wall that is constructed along the west property line. The row of photinia shrubs shall be maintained in a healthy and vital state.

SECTION 10. That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Farmers Branch, and upon conviction shall be punished by a fine not to exceed the sum of two-thousand (\$2,000.00) dollars for each offense.

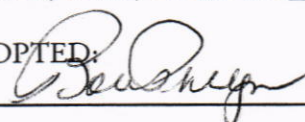
SECTION 11. If any section, paragraph, subdivision, clause, phrase, or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

SECTION 12. In addition to, and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

SECTION 13. This ordinance shall take effect immediately from and after its passage and publication of the caption of said ordinance, and as the law in such case provides.

Duly passed by the City Council of the City of Farmers Branch, Texas, on this the 6th day of January, 1997.

ADOPTED:



APPROVED AS TO FORM:



City Attorney

Mayor

ATTEST:



City Secretary

PBS&J\JOB\9610200\LG14.032

LEGAL DESCRIPTION 4.0063 ACRES

BEING a tract of land out of the R.J. WEST SURVEY, Abstract No. 1576, in the City of Farmers Branch, Dallas County, Texas, and being part of a 22 1/2 acre tract of land described in deed to Alexander D. McNabb, recorded in Volume 2533, Page 365 of the Deed Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 5/8" iron rod set with a red plastic cap stamped "PBS&J INC" (hereinafter called 5/8" iron rod set) in the west right-of-way line of Webb Chapel Road (100' ROW) for the northeast corner of a tract of land described in deed to Webb Chapel Church of Christ, recorded in Volume 73133, Page 1493 of the Deed Records of Dallas County, Texas;

THENCE with the north line of the said Webb Chapel Church of Christ tract, South 89°36'50" West, a distance of 461.55 feet to a 5/8" iron rod set for corner in the east line of ELEVENTH INSTALLMENT VALWOOD PARK, an addition to the City of Farmers Branch, Dallas County, Texas according to the plat thereof recorded in Volume 73133, Page 1493 of the Deed Records of Dallas County, Texas;

THENCE with the east line of said ELEVENTH INSTALLMENT VALWOOD PARK, North 00°23'00" West, a distance of 473.92 feet to a 5/8" iron rod set for corner in the east line of a tract of land described in deed to Webb Chapel Baptist Church, recorded in Volume 5749, Page 270 of the Deed Records of Dallas County, Texas;

THENCE leaving the east line of said ELEVENTH INSTALLMENT VALWOOD PARK and with the south line of the said Webb Chapel Baptist Church tract, North 89°56'00" East, a distance of 252.54 feet to a 5/8" iron rod set for corner;

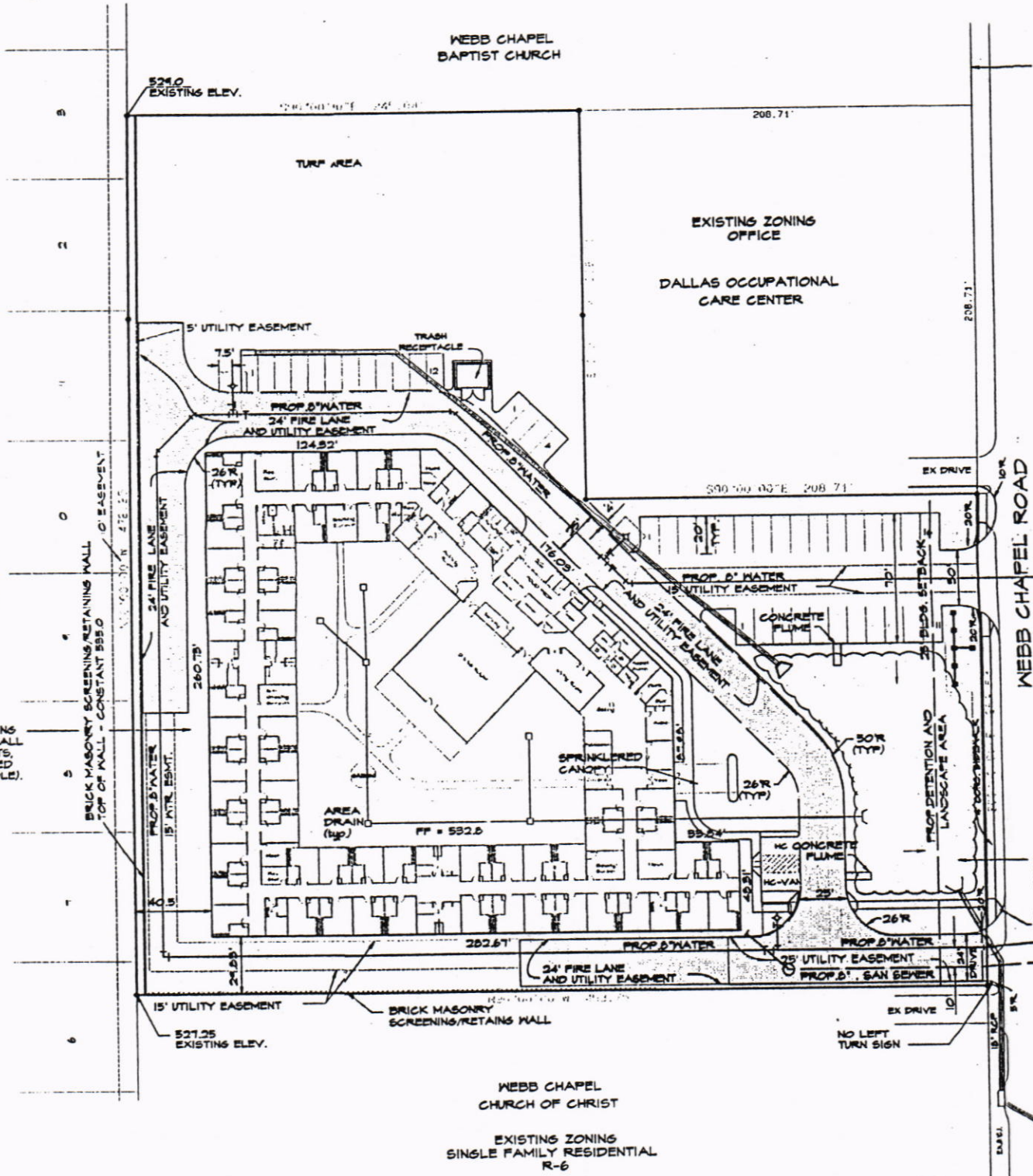
THENCE leaving the said south line of the Webb Chapel Baptist Church tract, the following courses and distances to wit:
South 00°25'14" East, a distance of 208.71 feet to a 5/8" iron rod set for corner;
North 89°56'00" East, a distance of 208.71 feet to a 5/8" iron rod set for corner in the west right-of-way line of said Webb Chapel Road;

THENCE with the west right-of-way line of said Webb Chapel Road, South 00°25'14" East, a distance of 262.64 feet to the **POINT OF BEGINNING** and containing 4.0063 acres of land.

EXISTING ZONING
SINGLE FAMILY RESIDENTIAL
R-6

SEVENTH INSTALLMENT
VALACOS PARK ADDITION
BLOCK 20

SECURITY LIGHTING
PROVIDED BY WALL
MOUNTED LIGHTS,
(NOT TO EXCEED
ONE FOOT CANDLE).



3D

TABULATION:

SITE - 3.919 ACRES OR
170,722 G.S.F.

PARKING - 45 SPACES

PRELIMINARY - NOT FOR LAND
ACQUISITION

BUILDING - 43,000 G.S.F.

* FACILITY FULLY SPRINKLERED

66 ROOMS - 103 RESIDENTS

RESIDENT UNITS 28,000 SF

KITCHEN/ DINING 4200

ADMIN/STAFF SUPPORT 2200

PUBLIC SPACES 1200

MECH/ELECT 900

BLDG STRUCTURE 1400

CANOPIES/PATIOS 1500

FLOOR AREA RATIO $43000/170722 = .25$ FAR

ZONING -OFFICE

529.0
EXISTING ELEV.

TURF AREA

208.71

CONST 8' CURB INLET
W/ 4'X6" OPENING
THROAT OF OPENING @ 528.20
TC 530.80 GUT 530.38 FL 527.90

10" RCP ON 0.30%

DALLAS OCCUPATIONAL
CARE CENTER

590'00"00"E 208.71

B

B

CONRY
S/RETAINING WALL

BUILDING
FF = 532.8

BRICK MASONRY
SCREENING/RETAINING WALL

527.25
EXISTING ELEV.

10" RCP ON 0.5

WEBB CHAPEL
CHURCH OF CHRIST

FL EX

3F

RATIONAL METHOD ANALYSIS
DETENTION ANALYSIS BY MODIFIED RATIONAL METHOD

December 11, 1996
National Guest Homes
Farmers Branch, Texas
Required Detention 32.8 in / 4.0 out Composit C

DESCRIPTION	VALUE
Storm Frequency (years).....	100.0
Detention Basin Drainage Area (acres).....	5.00
C Coefficient.....	0.75
Time of Concentration (minutes).....	10.00
Time Interval for RRM Computations (minutes).....	2.00
Allowable Outflow from Detention Basin (cfs).....	4

PROGRAM RESULTS:

Rainfall Intensity computed using Multiple-Frequency I-D-F Curves.....	8.74
Rainfall Intensity (inches per hr).....	32.8
Peak Inflow Rate to Detention Basin (cfs).....	142.00
Critical Storm Duration (minutes).....	6.7
Peak Inflow Rate at Critical Duration (cfs).....	57321
Inflow Volume to Detention Basin (cubic feet).....	18240
Outflow Volume from Detention Basin (cubic feet).....	0.90
Maximum Storage Volume (acre-feet).....	

MODIFIED RATIONAL METHOD RESULTS TABLE

Storm Duration (min)	Rainfall Intensity (in/hr)	Peak Inflow (cfs)	Inflow Volume (cu.ft.)	Outflow Volume (cu.ft.)	Storage Volume (cu.ft.)	Storage Volume (ac.ft.)
10.00	8.74	32.8	19673	2400	17273	0.40
12.00	8.07	30.3	21794	2640	19154	0.44
14.00	7.51	28.2	23657	2880	20777	0.48
16.00	7.03	26.4	25317	3120	22197	0.51
18.00	6.62	24.8	26814	3360	23454	0.54
20.00	6.26	23.5	28177	3600	24577	0.56

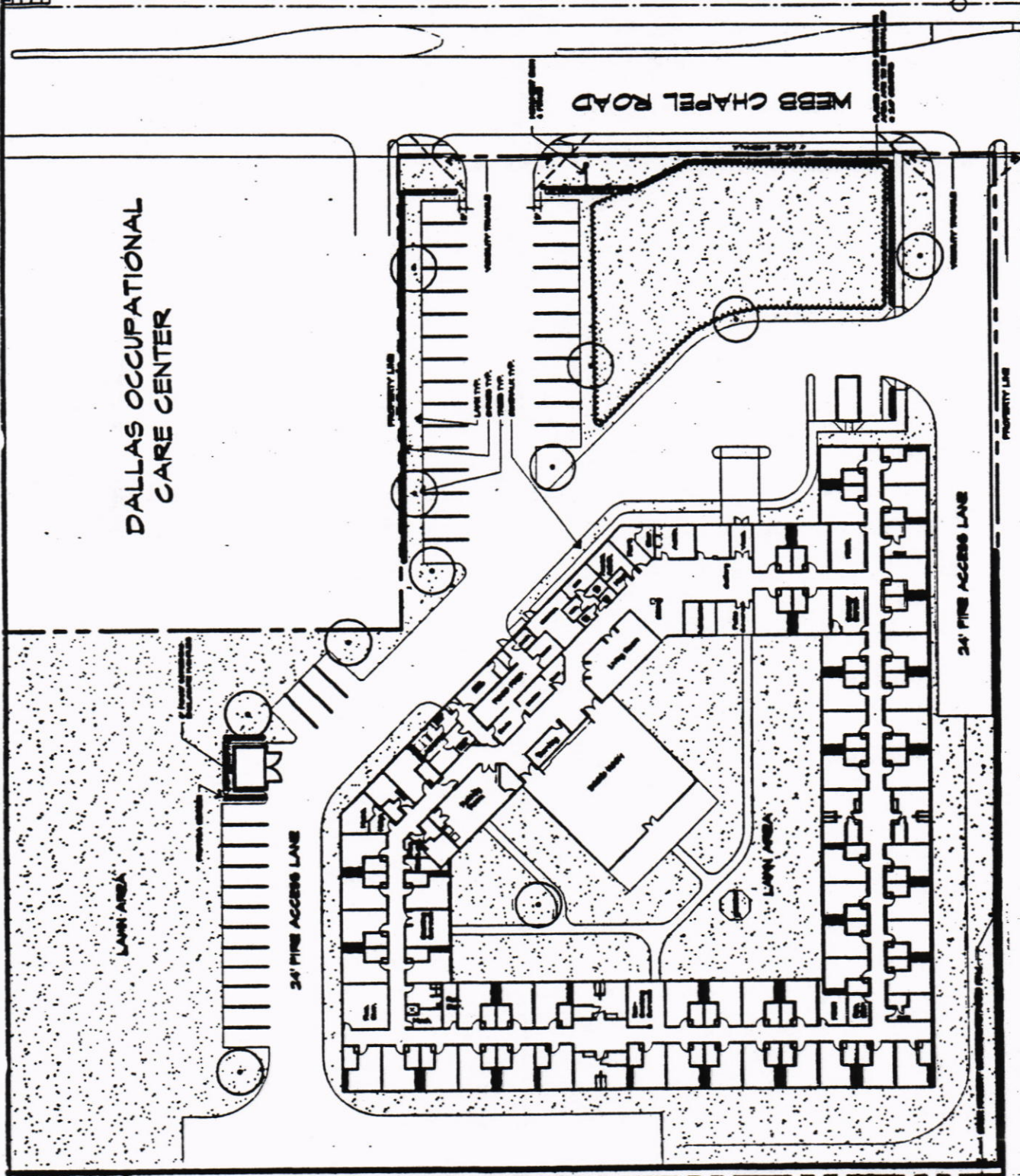
RATIONAL METHOD ANALYSIS COMPUTER PROGRAM, Version 1.1 Copyright 1987 Dodson & Associates, Inc., 5629 FM 1960 W., #314, Houston, TX (713) 440-3787. A complete program manual is available.

MODIFIED RATIONAL METHOD RESULTS TABLE

Storm Duration (min)	Rainfall Intensity (in/hr)	Peak Inflow (cfs)	Inflow Volume (cu.ft.)	Outflow Volume (cu.ft.)	Storage Volume (cu.ft.)	Storage Volume (ac.ft.)
22.00	5.95	22.3	29429	3840	25589	0.59
24.00	5.66	21.2	30586	4080	26506	0.61
26.00	5.41	20.3	31663	4320	27343	0.63
28.00	5.19	19.4	32669	4560	28109	0.65
30.00	4.98	18.7	33614	4800	28814	0.66
32.00	4.79	18.0	34505	5040	29465	0.68
34.00	4.62	17.3	35349	5280	30069	0.69
36.00	4.46	16.7	36150	5520	30630	0.70
38.00	4.32	16.2	36913	5760	31153	0.72
40.00	4.18	15.7	37641	6000	31641	0.73
42.00	4.06	15.2	38338	6240	32098	0.74
44.00	3.94	14.8	39006	6480	32526	0.75
46.00	3.83	14.4	39648	6720	32928	0.76
48.00	3.73	14.0	40265	6960	33305	0.76
50.00	3.63	13.6	40861	7200	33661	0.77
52.00	3.54	13.3	41436	7440	33996	0.78
54.00	3.46	13.0	41993	7680	34313	0.79
56.00	3.38	12.7	42531	7920	34611	0.79
58.00	3.30	12.4	43053	8160	34893	0.80
60.00	3.23	12.1	43560	8400	35160	0.81
62.00	3.16	11.8	44052	8640	35412	0.81
64.00	3.09	11.6	44530	8880	35650	0.82
66.00	3.03	11.4	44996	9120	35876	0.82
68.00	2.97	11.1	45450	9360	36090	0.83
70.00	2.91	10.9	45892	9600	36292	0.83
72.00	2.86	10.7	46324	9840	36484	0.84
74.00	2.81	10.5	46746	10080	36666	0.84
76.00	2.76	10.3	47157	10320	36837	0.85
78.00	2.71	10.2	47560	10560	37000	0.85
80.00	2.66	10.0	47954	10800	37154	0.85
82.00	2.62	9.8	48340	11040	37300	0.86
84.00	2.58	9.7	48717	11280	37437	0.86
86.00	2.54	9.5	49088	11520	37568	0.86
88.00	2.50	9.4	49451	11760	37691	0.87
90.00	2.46	9.2	49807	12000	37807	0.87
92.00	2.42	9.1	50156	12240	37916	0.87
94.00	2.39	9.0	50499	12480	38019	0.87
96.00	2.35	8.8	50836	12720	38116	0.88
98.00	2.32	8.7	51167	12960	38207	0.88
100.00	2.29	8.6	51493	13200	38293	0.88
102.00	2.26	8.5	51813	13440	38373	0.88
104.00	2.23	8.4	52127	13680	38447	0.88
106.00	2.20	8.2	52437	13920	38517	0.88
108.00	2.17	8.1	52742	14160	38582	0.89
110.00	2.14	8.0	53042	14400	38642	0.89
112.00	2.12	7.9	53338	14640	38698	0.89
114.00	2.09	7.8	53630	14880	38750	0.89

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DALLAS OCCUPATIONAL CARE CENTER



LANDSCAPE TABULATION

- A. Total site area = 8,000 sq. ft. (70,000 sq. ft. building footprint) = 8,000 sq. ft. (70,000 sq. ft. building footprint) = 8,000 sq. ft. (70,000 sq. ft. building footprint)
- B. 100% required landscape area = 8,000 sq. ft. (70,000 sq. ft. building footprint) = 8,000 sq. ft. (70,000 sq. ft. building footprint)
- C. 100% required landscape area = 8,000 sq. ft. (70,000 sq. ft. building footprint) = 8,000 sq. ft. (70,000 sq. ft. building footprint)
- D. 100% required landscape area = 8,000 sq. ft. (70,000 sq. ft. building footprint) = 8,000 sq. ft. (70,000 sq. ft. building footprint)
- E. 100% required landscape area = 8,000 sq. ft. (70,000 sq. ft. building footprint) = 8,000 sq. ft. (70,000 sq. ft. building footprint)
- F. 100% required landscape area = 8,000 sq. ft. (70,000 sq. ft. building footprint) = 8,000 sq. ft. (70,000 sq. ft. building footprint)
- G. 100% required landscape area = 8,000 sq. ft. (70,000 sq. ft. building footprint) = 8,000 sq. ft. (70,000 sq. ft. building footprint)
- H. 100% required landscape area = 8,000 sq. ft. (70,000 sq. ft. building footprint) = 8,000 sq. ft. (70,000 sq. ft. building footprint)
- I. 100% required landscape area = 8,000 sq. ft. (70,000 sq. ft. building footprint) = 8,000 sq. ft. (70,000 sq. ft. building footprint)
- J. 100% required landscape area = 8,000 sq. ft. (70,000 sq. ft. building footprint) = 8,000 sq. ft. (70,000 sq. ft. building footprint)
- K. 100% required landscape area = 8,000 sq. ft. (70,000 sq. ft. building footprint) = 8,000 sq. ft. (70,000 sq. ft. building footprint)
- L. 100% required landscape area = 8,000 sq. ft. (70,000 sq. ft. building footprint) = 8,000 sq. ft. (70,000 sq. ft. building footprint)
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- N. 100% required landscape area = 8,000 sq. ft. (70,000 sq. ft. building footprint) = 8,000 sq. ft. (70,000 sq. ft. building footprint)
- O. 100% required landscape area = 8,000 sq. ft. (70,000 sq. ft. building footprint) = 8,000 sq. ft. (70,000 sq. ft. building footprint)
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- Q. 100% required landscape area = 8,000 sq. ft. (70,000 sq. ft. building footprint) = 8,000 sq. ft. (70,000 sq. ft. building footprint)
- R. 100% required landscape area = 8,000 sq. ft. (70,000 sq. ft. building footprint) = 8,000 sq. ft. (70,000 sq. ft. building footprint)
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- Z. 100% required landscape area = 8,000 sq. ft. (70,000 sq. ft. building footprint) = 8,000 sq. ft. (70,000 sq. ft. building footprint)

PRELIMINARY LANDSCAPE PLAN
OAKS GUEST HOME
FARMERS BRANCH

NO.	DATE	BY	CHKD.	APP.	REV.	DATE
1	10/1/88	J. L. HARRIS				
2	10/1/88	J. L. HARRIS				
3	10/1/88	J. L. HARRIS				
4	10/1/88	J. L. HARRIS				
5	10/1/88	J. L. HARRIS				
6	10/1/88	J. L. HARRIS				
7	10/1/88	J. L. HARRIS				
8	10/1/88	J. L. HARRIS				
9	10/1/88	J. L. HARRIS				
10	10/1/88	J. L. HARRIS				

IRRIGATION LEGEND

- 1/2" POLYETHYLENE GLASS REINFORCED PLASTIC (GFRP) PIPE
- 3/4" POLYETHYLENE GLASS REINFORCED PLASTIC (GFRP) PIPE
- 1" POLYETHYLENE GLASS REINFORCED PLASTIC (GFRP) PIPE
- 1 1/2" POLYETHYLENE GLASS REINFORCED PLASTIC (GFRP) PIPE
- 2" POLYETHYLENE GLASS REINFORCED PLASTIC (GFRP) PIPE
- 3" POLYETHYLENE GLASS REINFORCED PLASTIC (GFRP) PIPE
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- 86" POLYETHYLENE GLASS REINFORCED PLASTIC (GFRP) PIPE
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- 96" POLYETHYLENE GLASS REINFORCED PLASTIC (GFRP) PIPE
- 98" POLYETHYLENE GLASS REINFORCED PLASTIC (GFRP) PIPE
- 100" POLYETHYLENE GLASS REINFORCED PLASTIC (GFRP) PIPE

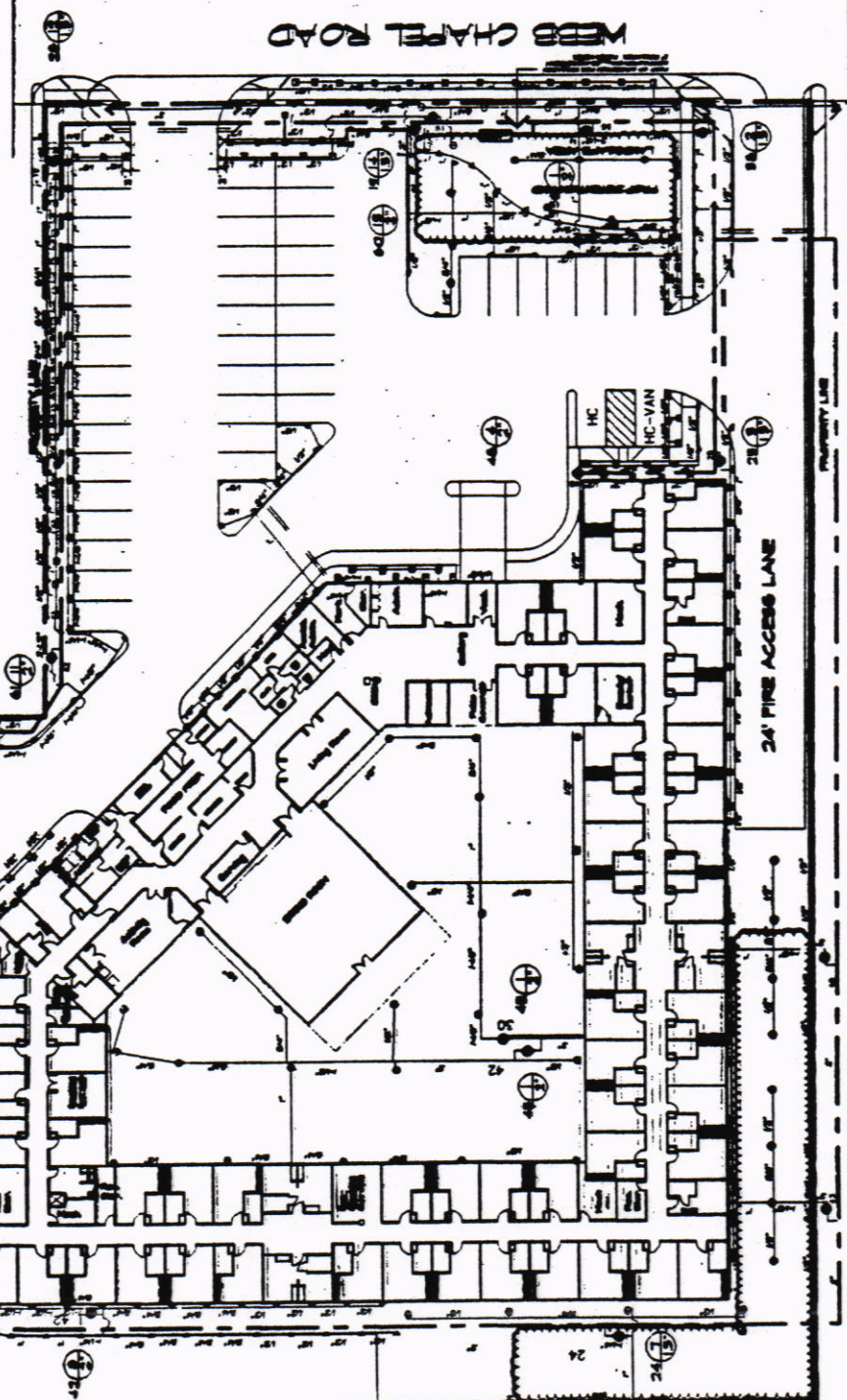
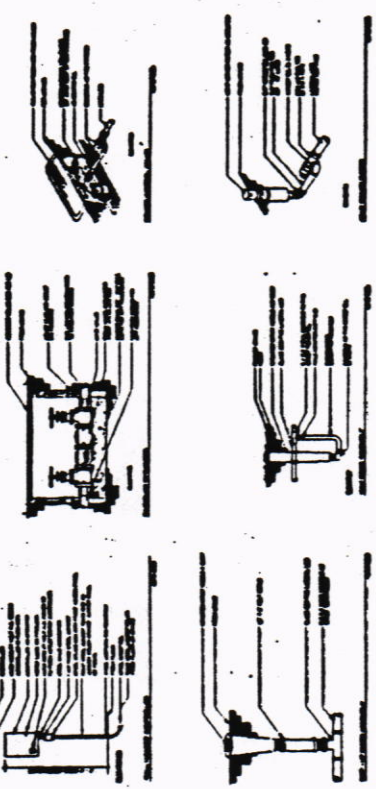
IRRIGATION NOTES

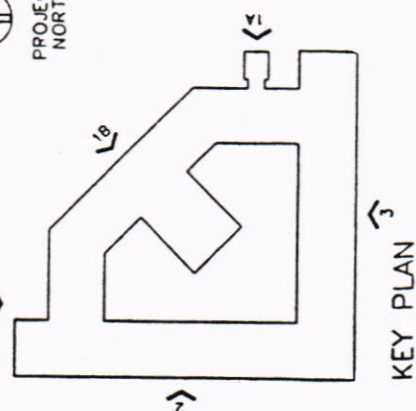
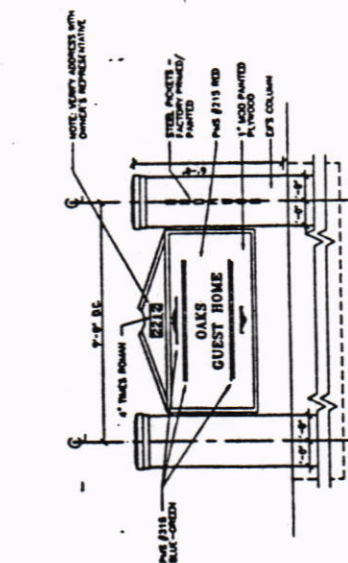
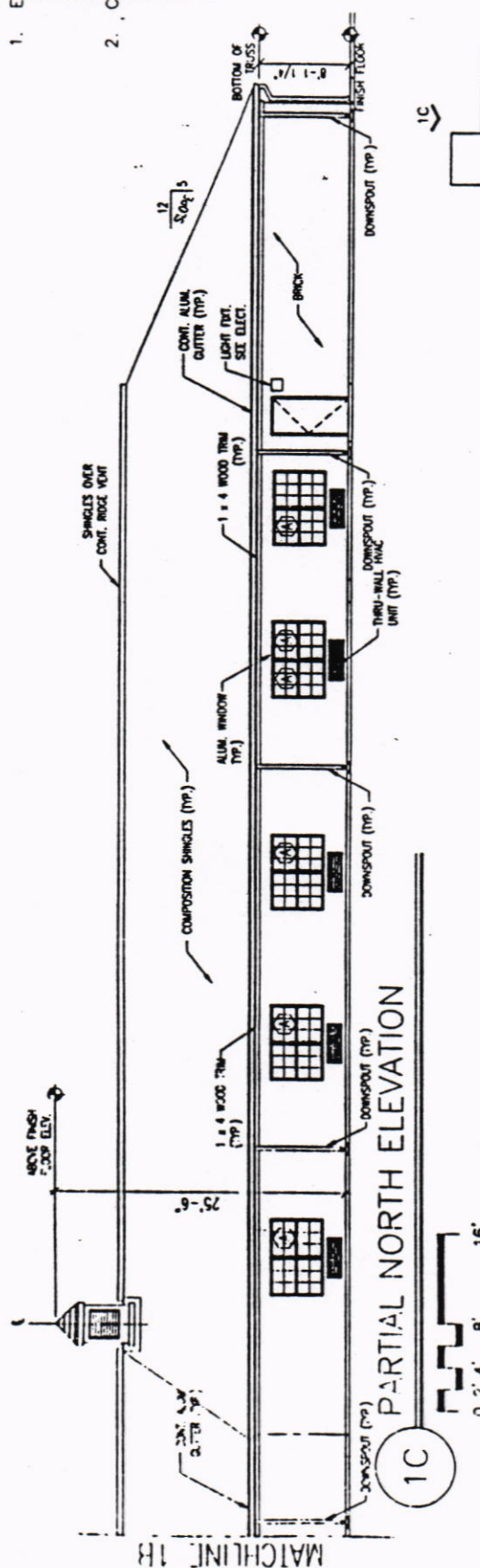
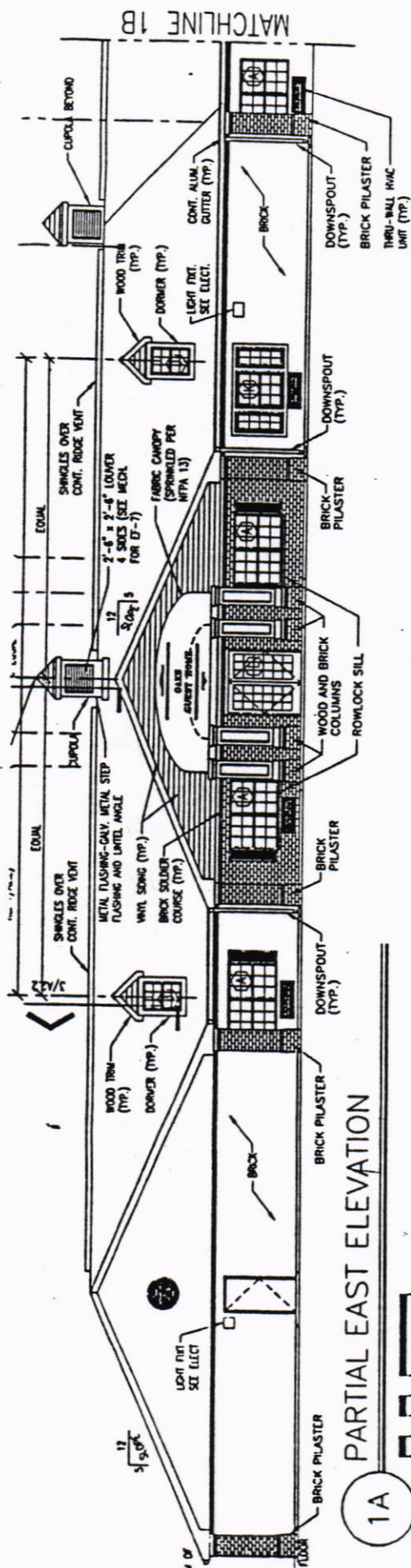
1. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO OPERATE AT A PRESSURE OF 100 PSI.
2. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO OPERATE AT A FLOW RATE OF 10 GPM.
3. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO OPERATE AT A HEAD OF 10 FEET.
4. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO OPERATE AT A SLOPE OF 1%.
5. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO OPERATE AT A GRADE OF 10 FEET.
6. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO OPERATE AT A DISTANCE OF 10 FEET.
7. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO OPERATE AT A WIDTH OF 10 FEET.
8. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO OPERATE AT A DEPTH OF 10 FEET.
9. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO OPERATE AT A VOLUME OF 10 FEET.
10. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO OPERATE AT A SURFACE OF 10 FEET.
11. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO OPERATE AT A SUBSURFACE OF 10 FEET.
12. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO OPERATE AT A BASE OF 10 FEET.
13. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO OPERATE AT A FILL OF 10 FEET.
14. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO OPERATE AT A DRAIN OF 10 FEET.
15. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO OPERATE AT A CURB OF 10 FEET.
16. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO OPERATE AT A GUTTER OF 10 FEET.
17. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO OPERATE AT A SIDEWALK OF 10 FEET.
18. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO OPERATE AT A DRIVEWAY OF 10 FEET.
19. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO OPERATE AT A PARKING LOT OF 10 FEET.
20. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO OPERATE AT A ROAD OF 10 FEET.
21. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO OPERATE AT A HIGHWAY OF 10 FEET.
22. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO OPERATE AT A RAILROAD OF 10 FEET.
23. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO OPERATE AT A CANAL OF 10 FEET.
24. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO OPERATE AT A RIVER OF 10 FEET.
25. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO OPERATE AT A LAKE OF 10 FEET.
26. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO OPERATE AT A OCEAN OF 10 FEET.
27. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO OPERATE AT A MOUNTAIN OF 10 FEET.
28. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO OPERATE AT A HILL OF 10 FEET.
29. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO OPERATE AT A VALLEY OF 10 FEET.
30. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO OPERATE AT A PLAIN OF 10 FEET.
31. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO OPERATE AT A DESERT OF 10 FEET.
32. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO OPERATE AT A TROPIC OF 10 FEET.
33. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO OPERATE AT A JUNGLE OF 10 FEET.
34. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO OPERATE AT A SAVANNAH OF 10 FEET.
35. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO OPERATE AT A STEPPE OF 10 FEET.
36. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO OPERATE AT A TUNDRA OF 10 FEET.
37. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO OPERATE AT A WETLAND OF 10 FEET.
38. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO OPERATE AT A SWAMP OF 10 FEET.
39. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO OPERATE AT A MARSH OF 10 FEET.
40. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO OPERATE AT A BAY OF 10 FEET.
41. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO OPERATE AT A GULF OF 10 FEET.
42. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO OPERATE AT A STRAIT OF 10 FEET.
43. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO OPERATE AT A SOUND OF 10 FEET.
44. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO OPERATE AT A FJORD OF 10 FEET.
45. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO OPERATE AT A FLETCHER OF 10 FEET.
46. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO OPERATE AT A FLETCHER OF 10 FEET.
47. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO OPERATE AT A FLETCHER OF 10 FEET.
48. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO OPERATE AT A FLETCHER OF 10 FEET.
49. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO OPERATE AT A FLETCHER OF 10 FEET.
50. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO OPERATE AT A FLETCHER OF 10 FEET.

STRENGTH & DURABILITY & ASSOCIATED
CONSTRUCTION CODES & STANDARDS
ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO OPERATE AT A PRESSURE OF 100 PSI.

PRELIMINARY IRRIGATION PLAN OAKS GUEST HOME FARMERS BRANCH

FBI		OAKS GUEST HOME		FARMERS BRANCH	
DATE	11/10/00	BY	11/10/00	DATE	11/10/00
PROJECT	11/10/00	BY	11/10/00	DATE	11/10/00
PROJECT	11/10/00	BY	11/10/00	DATE	11/10/00





NOTES:

1. EXTERIOR FINISHES:
A. NORTH FACE—BRICK
B. SOUTH FACE—BRICK
C. EAST FACE—BRICK
D. WEST FACE—BRICK
2. COLORS:
A. BRICK—REDDISH BROWN
B. TRIM—WHITE
C. VINYL—BEIGE
D. SHINGLES—GREY
E. HVAC UNITS—BEIGE

2. **COLORS:**

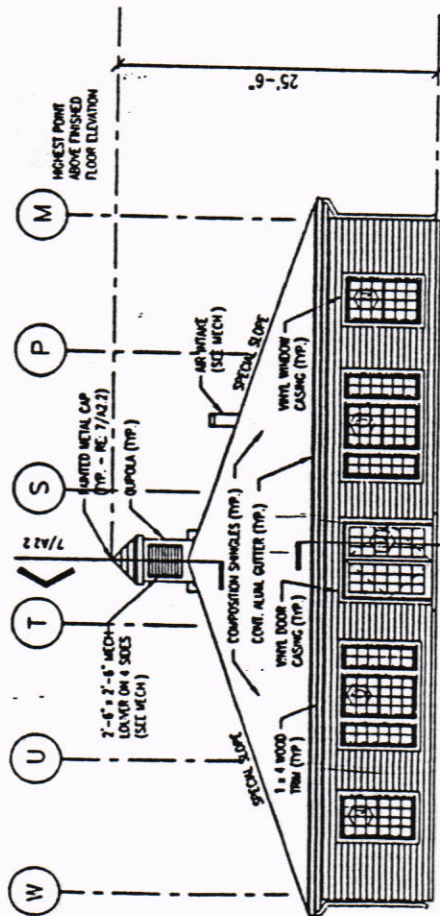
A. BRICK-REDDISH BROWN
B. TRIM-WHITE
C. VINYL-BEIGE
D. SHINGLES-GRY
E. HVAC UNITS-BEIGE

A MONUMENT SIGN-ELEVATION

TYPICAL
ELEVATION

(3K)

①. PROVIDE DRAIN VALVES ACCESS BOXES FOR SPRINKLER SYSTEM AS FOLLOWS:



PARTIAL NORTH ELEVATION

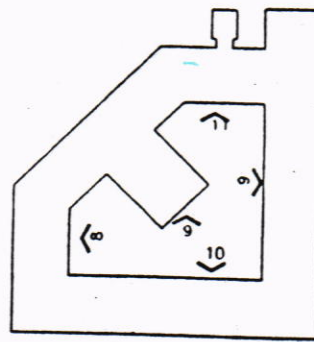


1. EXTERIOR FINISHES:

- A. NORTH FACE-BRICK
- B. SOUTH FACE-BRICK
- C. EAST FACE-BRICK
- D. WEST FACE-VINYL SIDING
- E. COURTYARD-VINYL SIDING

2. COLORS:

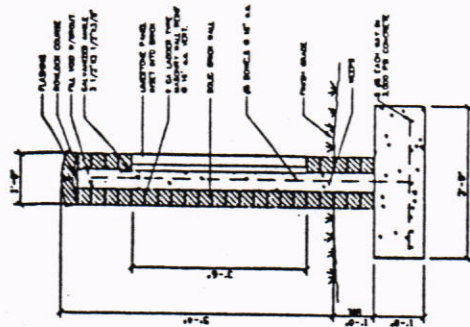
- A. BRICK-REDDISH BROWN
- B. TRIM-WHITE
- C. VINYL-BEIGE
- D. SHINGLES-GREY
- E. HVAC UNITS-BEIGE



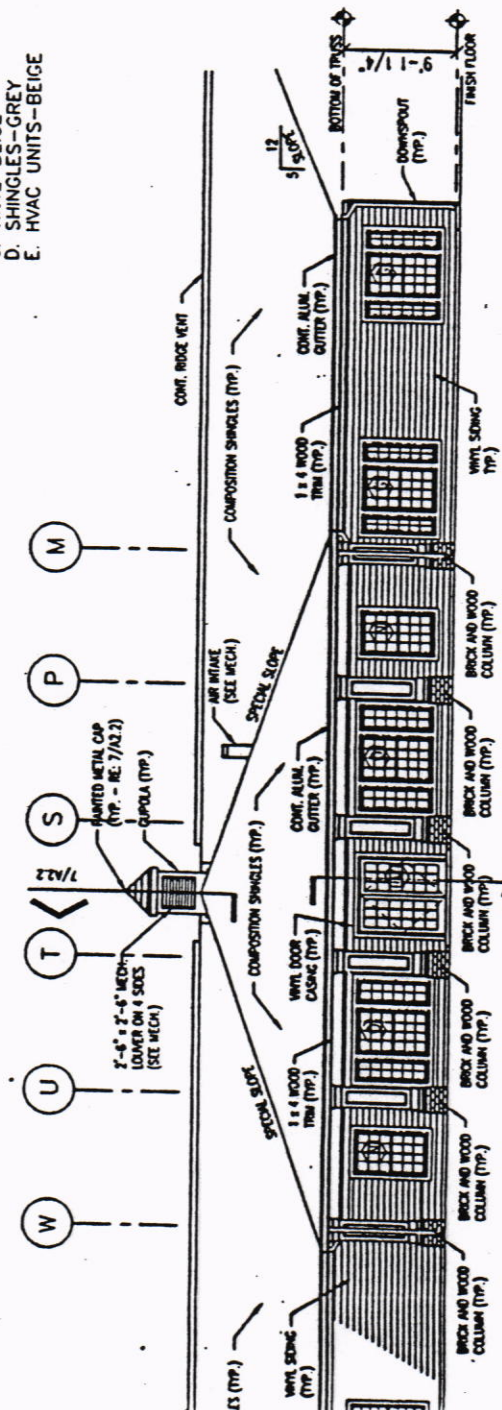
KEY PLAN



PROJECT NORTH

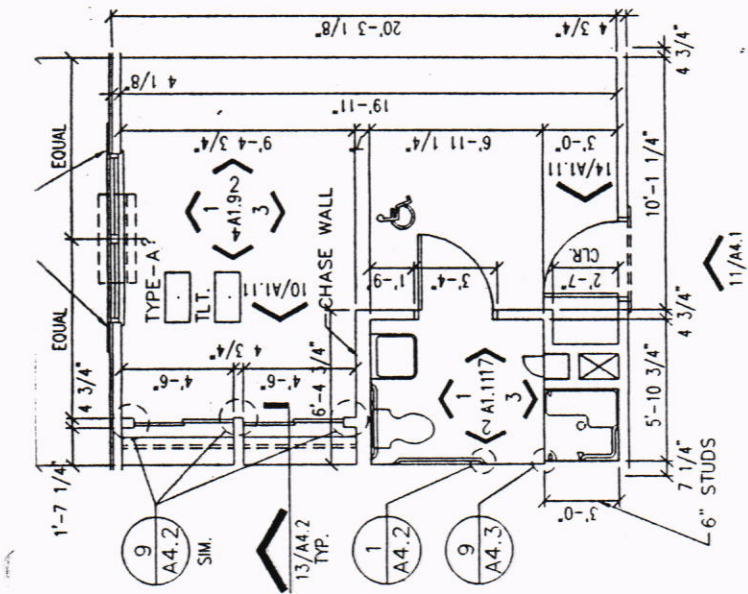


7 SECTION OF SIGN



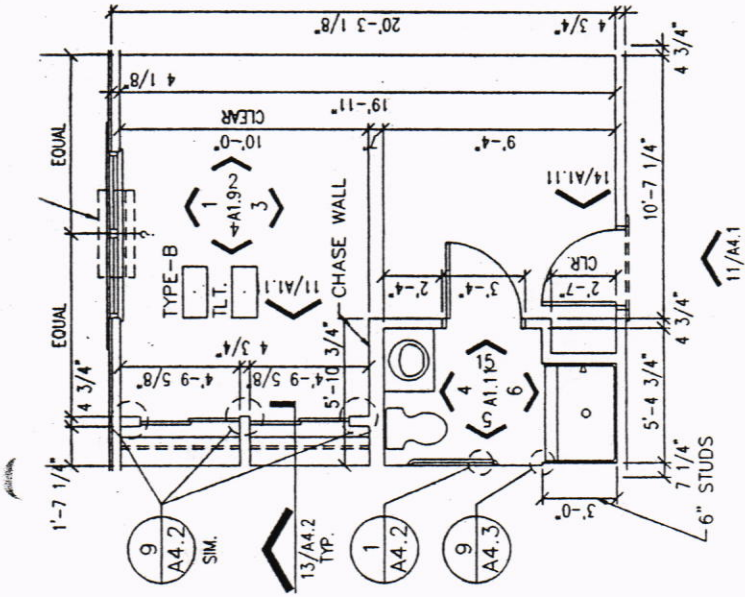
TYP. COURT YARD ELEVATIONS

3L)



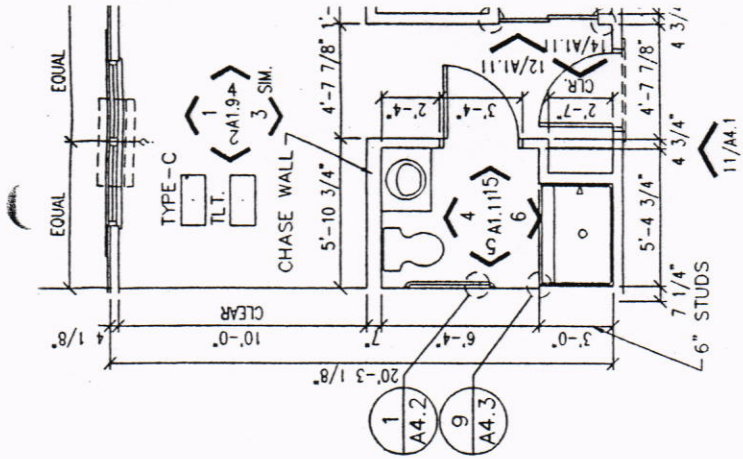
TYPE A HC. PLAN

1



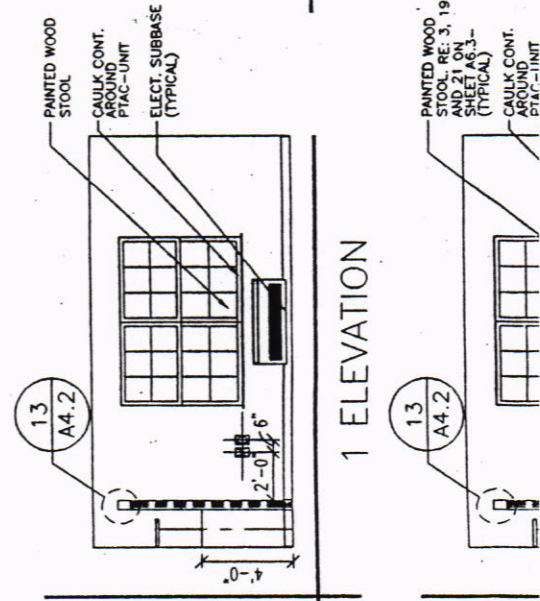
TYPE B PLAN

2



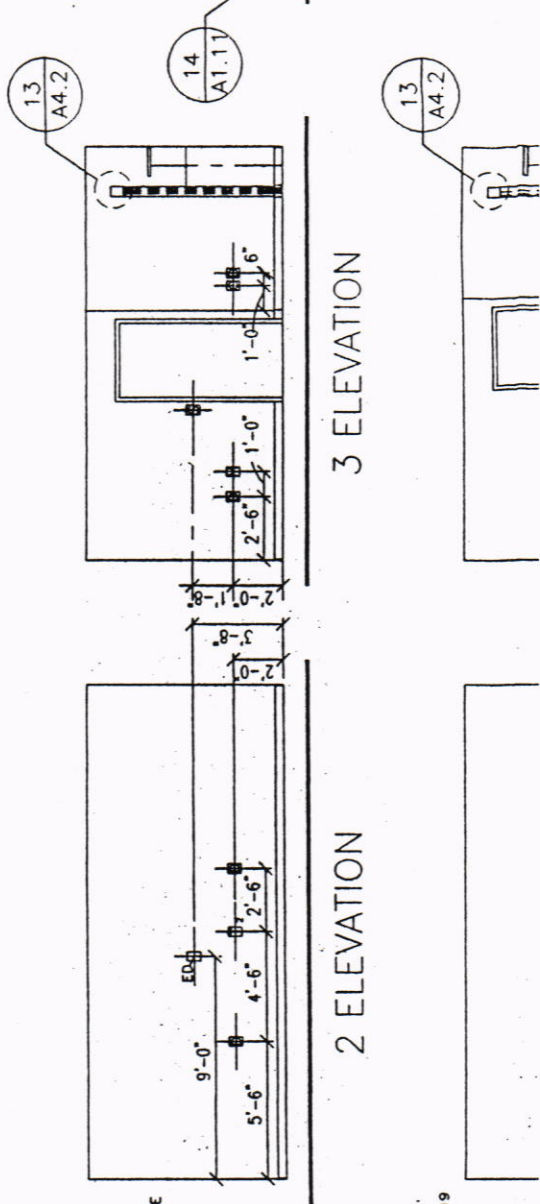
TYPE C PLAN

3



1 ELEVATION

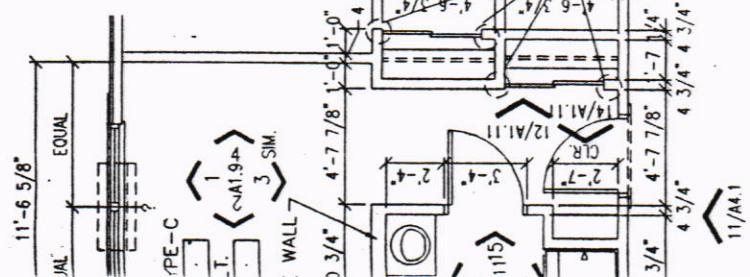
3m



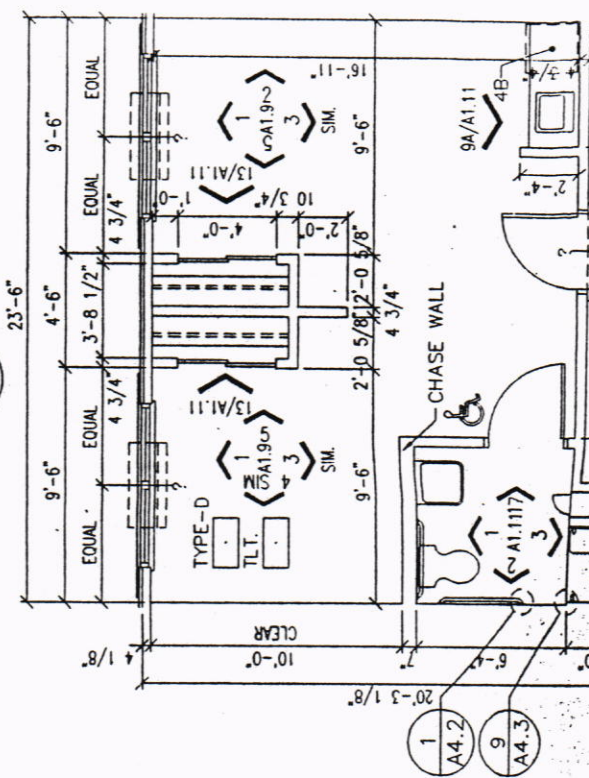
2 ELEVATION

3 ELEVATION

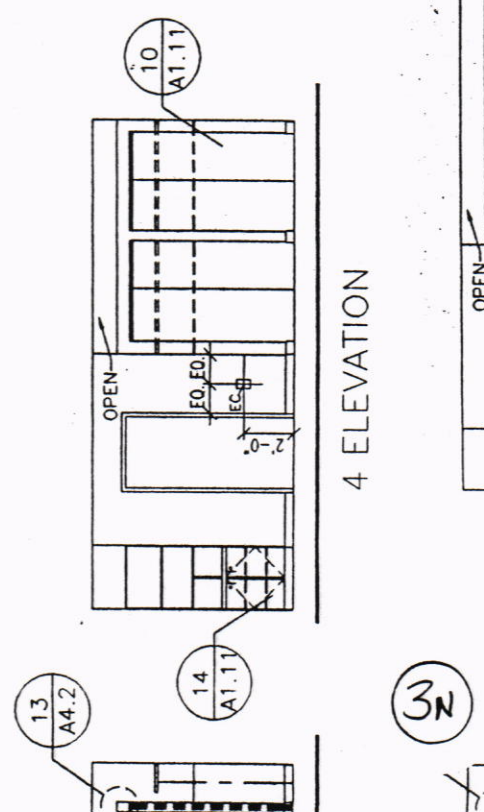
TYPE "A" PLAN



5.

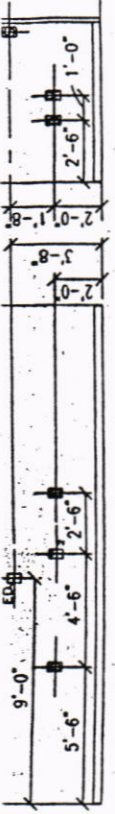
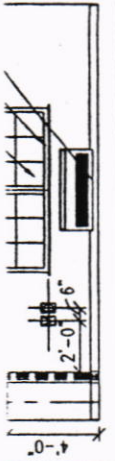


4



4 ELEVATION

TYPE
"A"
PLAN

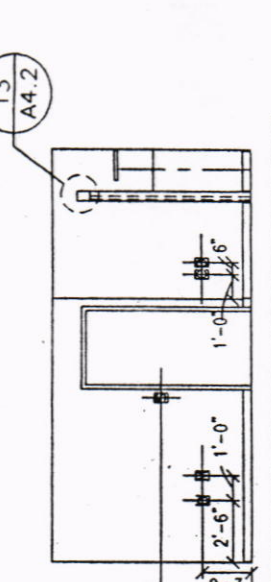
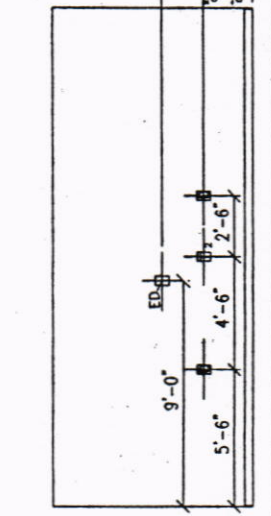
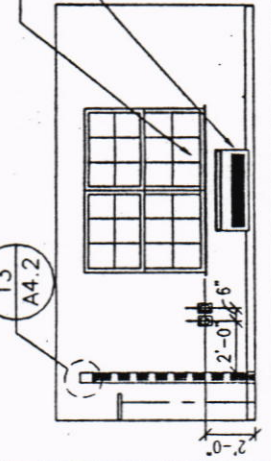


1 ELEVATION

2 ELEVATION

3 ELEVATION

TYPE
"B"
PLAN

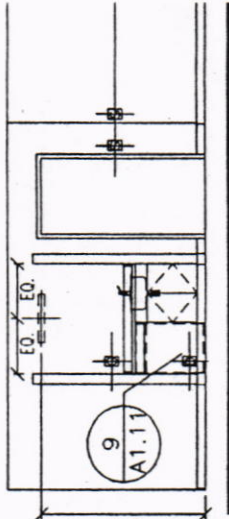
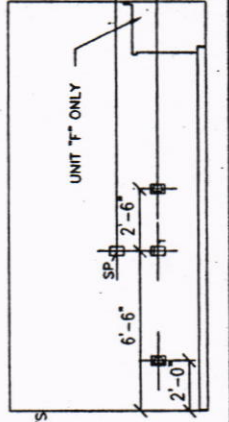
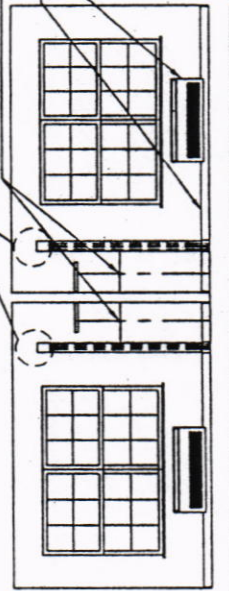


1 ELEVATION

2 ELEVATION

3 ELEVATION

TYPE
"D" & "F"
PLAN

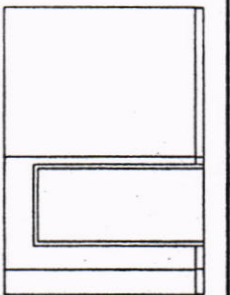
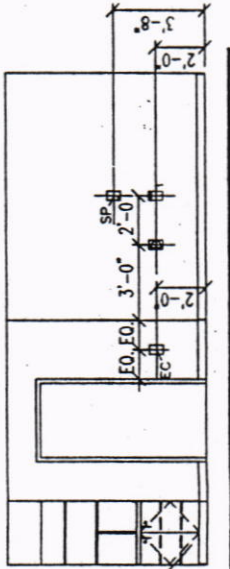
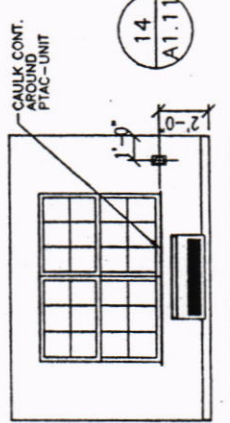


1 ELEVATION

2 ELEVATION

3 ELEVATION

TYPE
"C" & "E"
PLAN

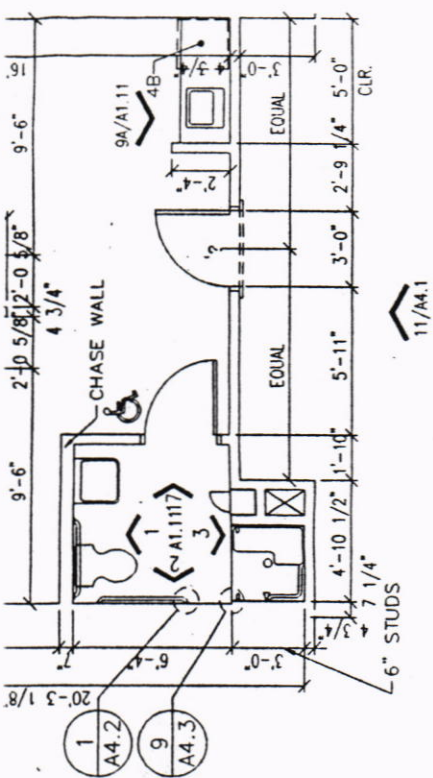


1 ELEVATION

2 ELEVATION

3 ELEVATION

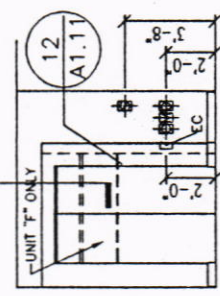
4 ELEVATION



TYPE F HC. PLAN

GENERAL NOTES:
 1. SEE SHEET A1.11 FOR ELEVATIONS OF TOILETS, CLOSETS, BOOKCASES, AND KITCHENETTES.
 2. INSTALL 6" STUD WALLS AT RETURN AT SHOWER UNITS EDGES- REFER TO DETAIL 9/A4.3.

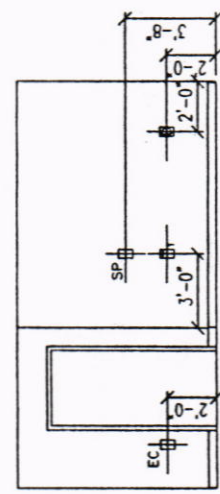
5 ELEVATION



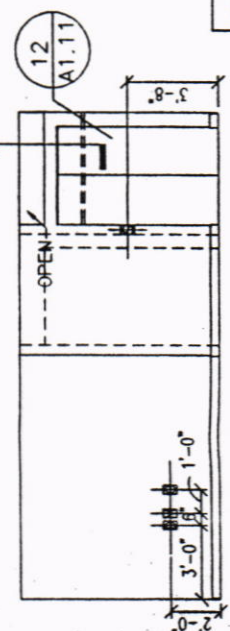
LEGEND:

- CATV OUTLET @ 24" A.F.F.
- DUPLEX OUTLET @ 24" A.F.F.
- GFCI OUTLET @ 44" A.F.F.
- MATV OUTLET @ 24" A.F.F.
- WALL SWITCH @ 44" A.F.F.
- SINGLE TELEPHONE JACK @ 24" A.F.F.
- DUAL TELEPHONE JACK @ 24" A.F.F.
- EMERGENCY-CALL @ 44" A.F.F.- DUAL STATION.
- FIRE ALARM SIGNAL @ 80" A.F.F. UNLESS NOTED OTHERWISE
- NIGHT LIGHT @ 12" A.F.F.
- EMERGENCY-CALL @ 44" A.F.F.- SINGLE STATION W/ "PULL W/ 10'-0" CORD EACH SIDE.
- EMERGENCY DUPLEX RECEPTACLE

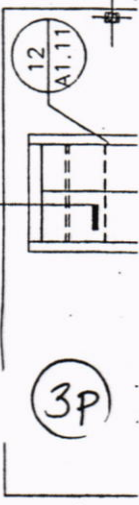
4 ELEVATION



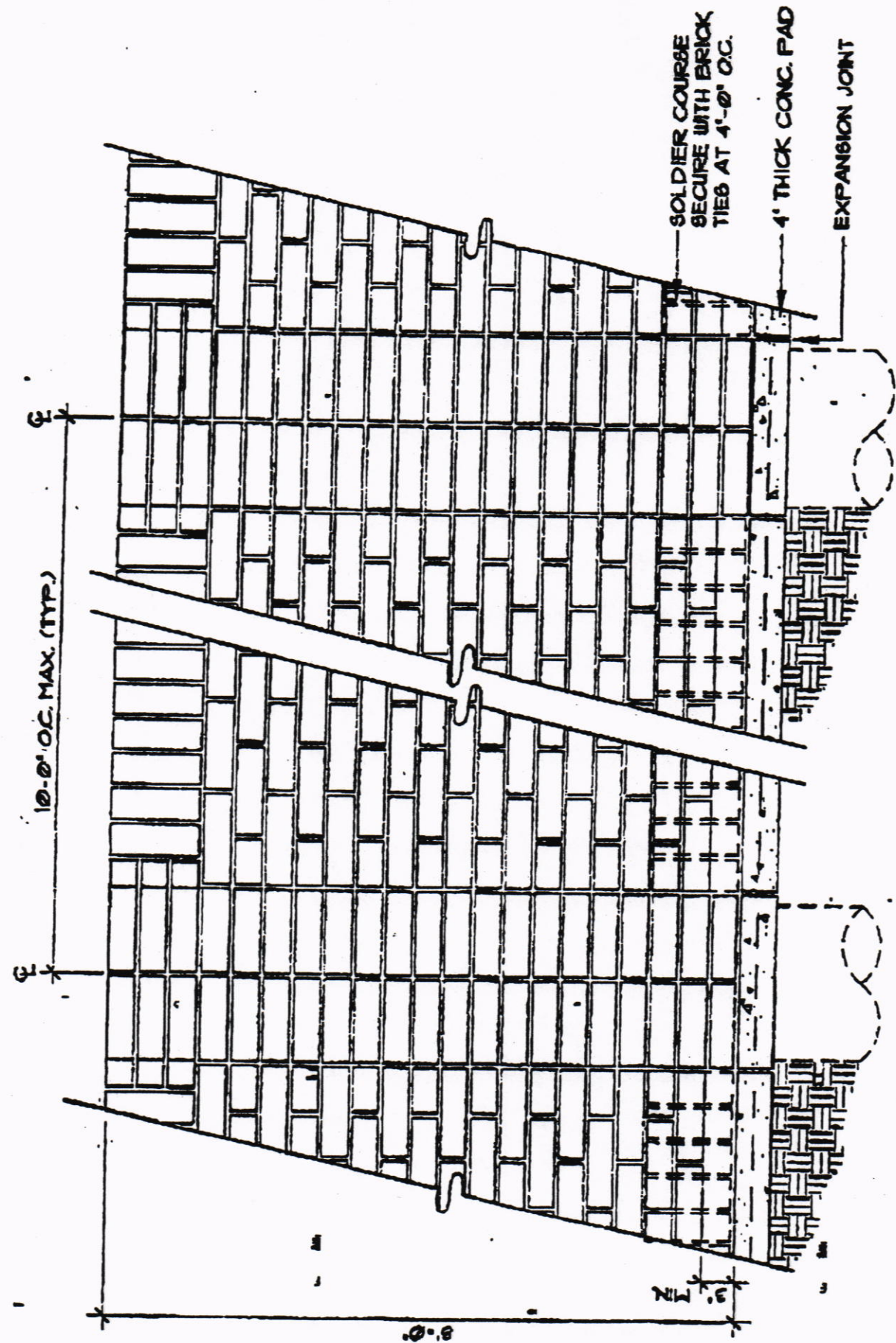
ELEVATION



4 ELEVATION, TYPE "C"



(3P)

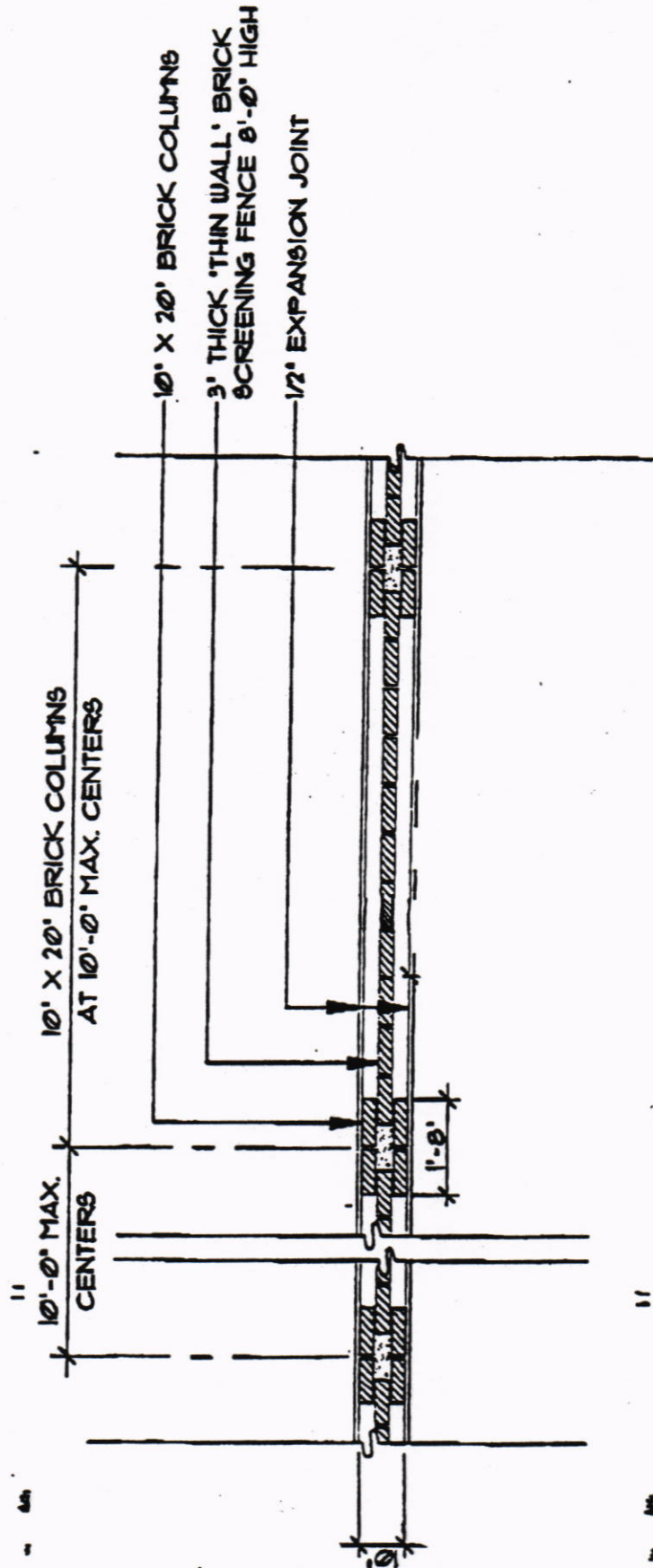


THIN WALL ELEVATION

SCALE: N.T.S.



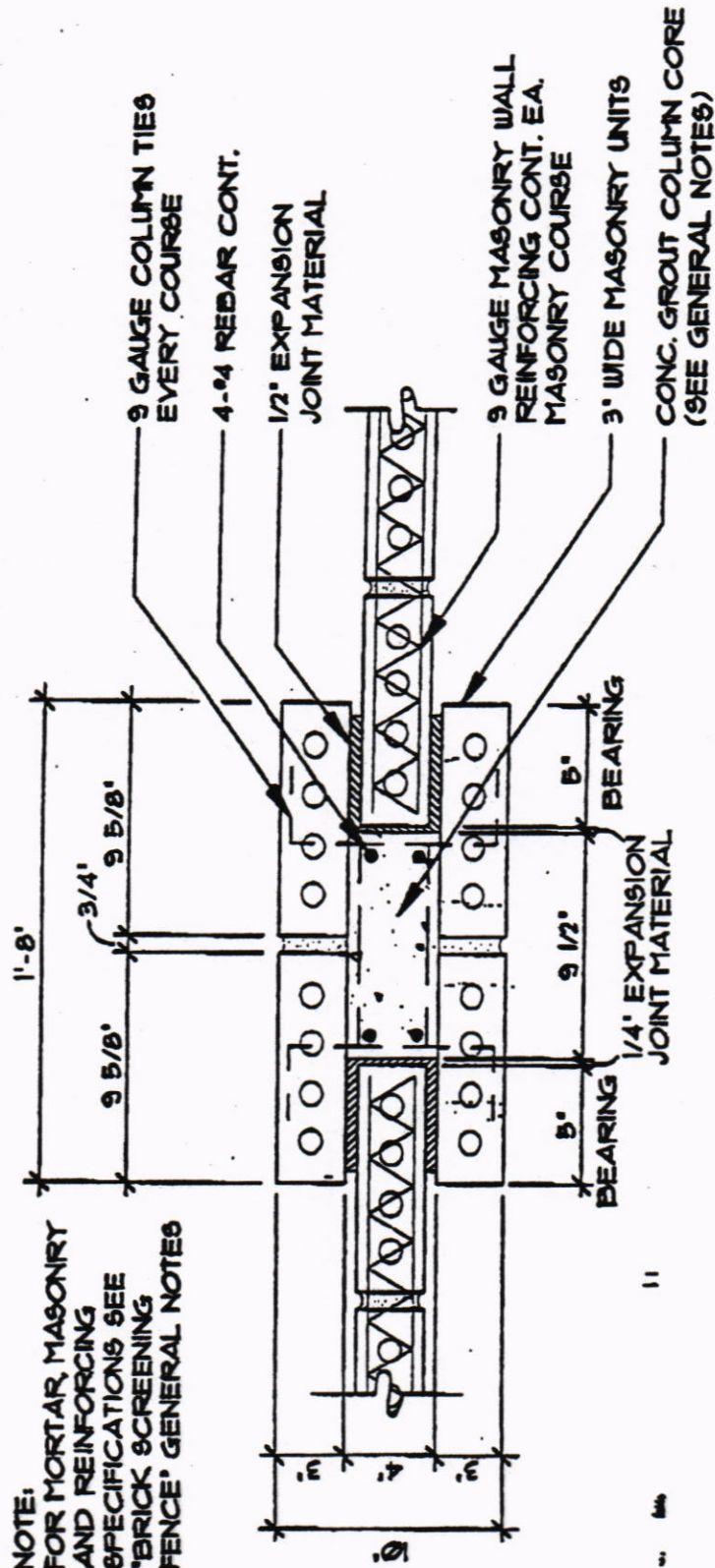
30



THIN WALL SECTION

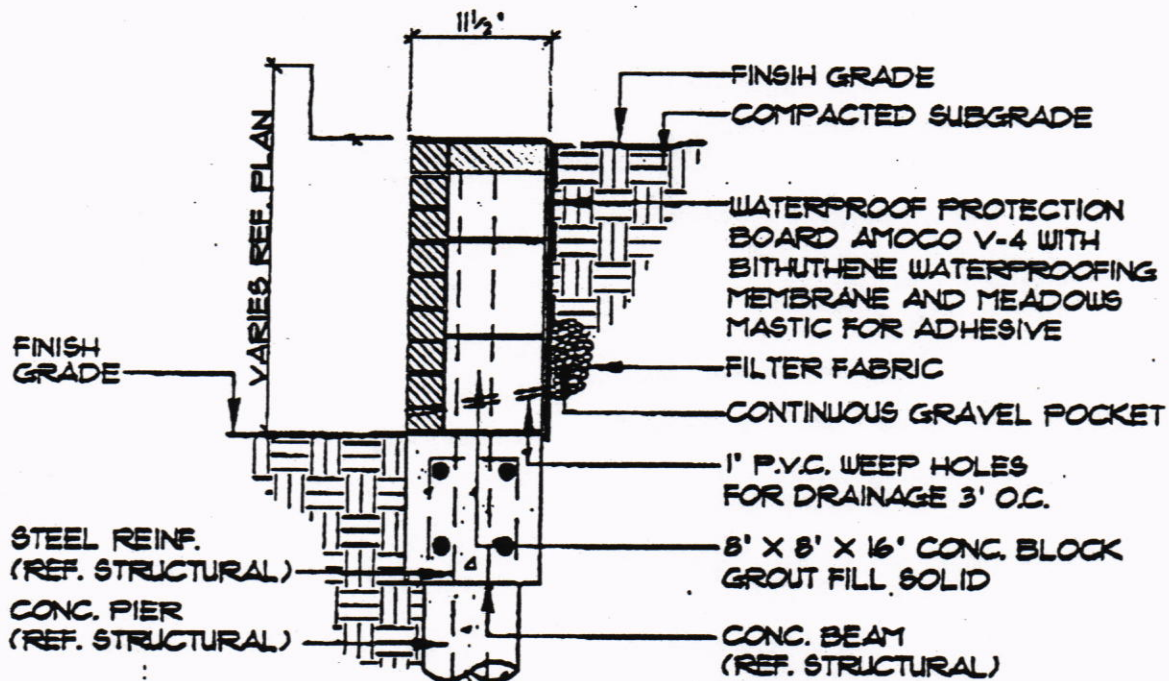
SCALE: 3/8" = 1'-0"

NOTE: SCREEN/RETAINING WALL ON WEST SIDE AND RETAINING WALL ON SOUTH SIDE TO LOOK IDENTICAL AND BE CONSTRUCTED AS THE SAME.



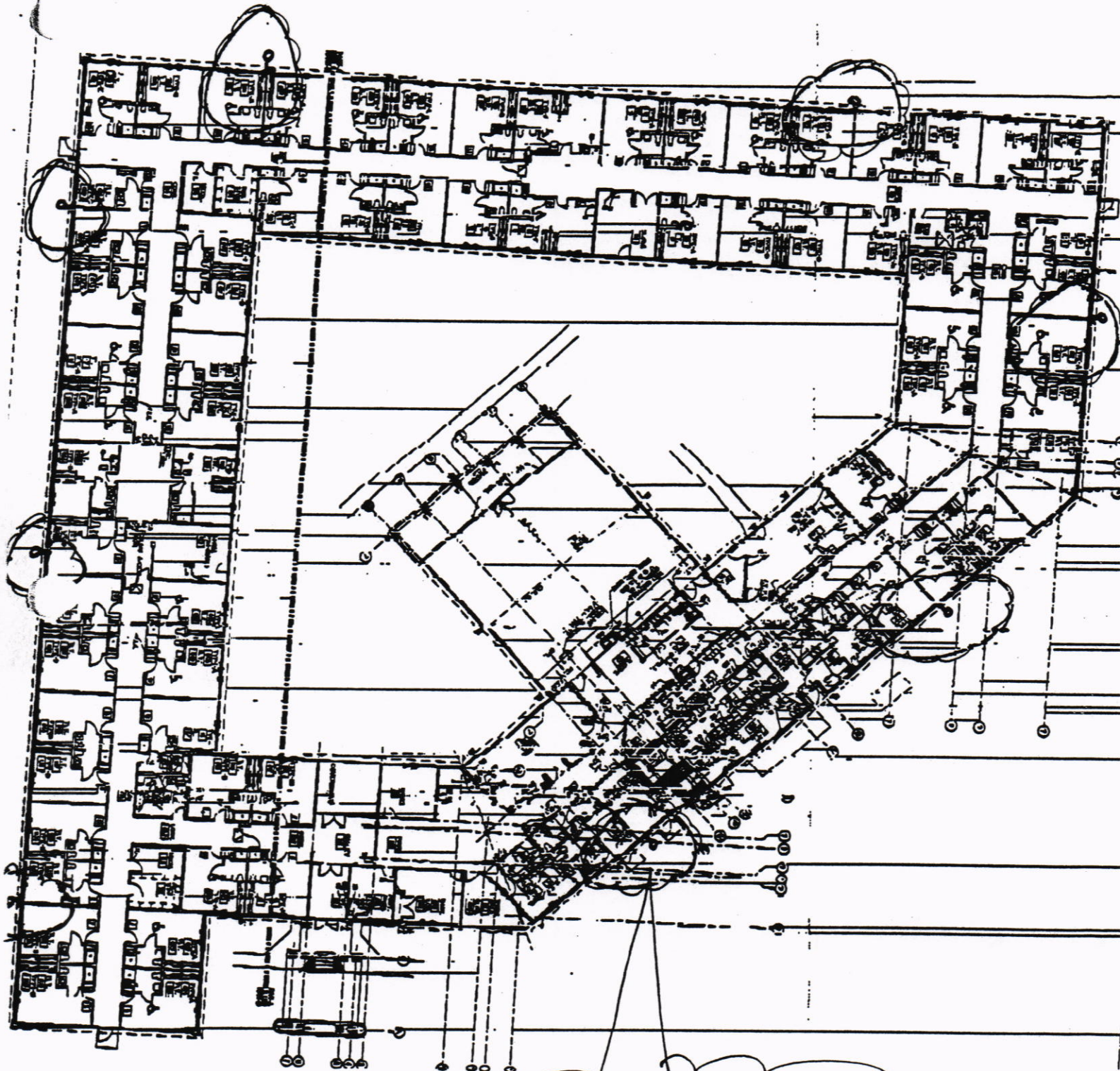
NOTE:
FOR MORTAR MASONRY
AND REINFORCING
SPECIFICATIONS SEE
'BRICK SCREENING
FENCE' GENERAL NOTES

THIN WALL COLUMN SECTION
SCALE: 1 1/2" = 1'-0"

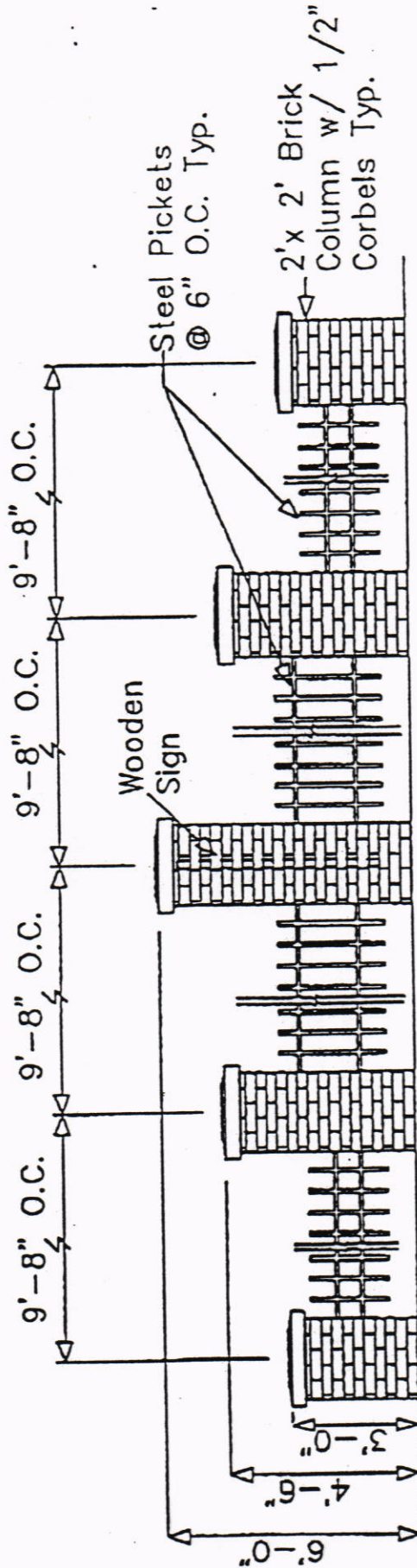


BRICK RETAINING WALL

SCALE: 3/4" = 1'-0"



SECURITY LIGHT LOCATIONS



Monument Sign - Elevation

5454 La Sierra Drive
Suite 202
Dallas, Texas 75231

August 12, 2003

Bill Burns
City of Farmers Branch

Dear Mr. Burns:

In working with Emcritus Corporation I have been in their building Village Oaks at Farmers Branch in Farmers Branch, Texas. It was my observation that the residents there were of an ambulatory nature to self evacuate and capable of self assisted preservation. The addition of the new Special Care Unit will offer a more highly developed style of programming for the residents. Therefore, not changing their Assisted Living status, but allowing them the ability to offer new innovative programming options.

Sincerely,



Tony T. Bui M.D.
Doctor's Home Visits